

# Foxhall



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## Porter Road

Purdis Farm, Ipswich, IP3 8UY

Guide price £325,000



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## Front Garden

Hard standing and block paved area suitable for 2 to 3 vehicles comfortably and a pathway to the front door.

## Porch

UPVC and glazed door into the porch, laminate flooring in the style of tiles, double glazed window to the side with a vent, coving and a light. Door to the garage conversion and door to the lounge.

## Lounge

14'6" x 10'6" (4.42m x 3.20m)

Double glazed bay window to the front with integrated vents, radiator, coving, carpet flooring, aerial and phone point, stairs up to the first floor and an archway through to the dining room.

## Dining Room

9'2" x 8'0" (2.79m x 2.44m)

Double glazed patio doors to the rear, carpet flooring, coving, radiator and through to the kitchen.

## Kitchen

9'1" x 7'8" (2.77m x 2.34m)

Double glazed window to the rear with fitted blinds (to stay), double glazed UPVC door to the rear, comprising of wall and base units with cupboards and drawers under solid wooden work-surfaces over, ceramic sink bowl and drainer unit with mixer tap over, splash-back tiling, integrated AEG fridge and freezer, integrated AEG dishwasher, AEG oven with AEG four ring gas hob and AEG stainless steel extractor over, space for a washing machine, plenty of built-in shelving units and cupboards, ceramic tiled flooring, brushed stainless steel plug sockets and switches and under cupboard spotlights wired to the mains via switch positioned beneath the upper cabinets.

## Garage Conversion / Utility Room

15'3" x 8'6" (4.65m x 2.59m)

A fully insulated garage door, access to the fuse box, padded flooring, power and light, space for a tumble dryer, space for a freezer or other such utilities.

## Landing

Obscure double glazed window to the side with integrated vents, doors to bedrooms one, two and three and the bathroom, loft access, door to an airing cupboard house the Baxi boiler (installed 2021), carpet flooring and coving.

## Bedroom One

11'5" x 10'1" (3.48m x 3.07m)

Double glazed window to the front with integrated vents, radiator, coving, carpet flooring and a triple mirror fronted wardrobe.

## Bedroom Two

10'1" x 8'8" (3.07m x 2.64m)

Double glazed window to the rear with integrated vents and fitted roller blind, radiator, carpet flooring, coving and a double mirror fronted wardrobe.

## Bedroom Three

8'6" x 6'7" (2.59m x 2.01m)

Double glazed window to the front with roller blinds and integrated vents, carpet flooring, coving and a double mirror fronted wardrobe.

## Bathroom

8'0" x 6'6" (2.44m x 1.98m)

Low-flush W.C., bespoke vanity wash hand basin, P shaped panel bath with a mixer tap with a hand held shower and a rainfall shower over, extractor fan, spotlights, tiling around the bath and shower, laminate flooring, obscure double glazed window to the rear with fitted roller blind and integrated vents, shaver point, coving and a heated towel rail.

## Rear Garden

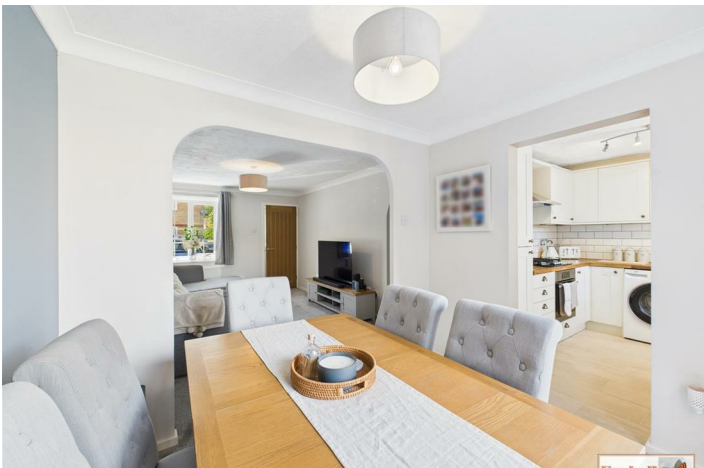
30' x 23' (9.14m x 7.01m)

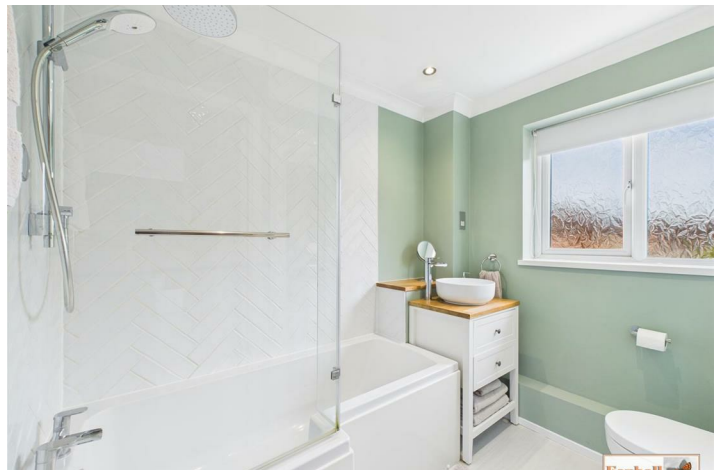
Large patio area suitable for alfresco dining, mainly laid to lawn with a pathway to the rear, mature borders on both sides with trees, bushes and plants, wooden decking at the rear of the property and shingle surround with an outside tap, storage shed 4' x 8' to stay and a pedestrian access through to the front of the garden from the side.

## Agents Notes

Tenure - Freehold

Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



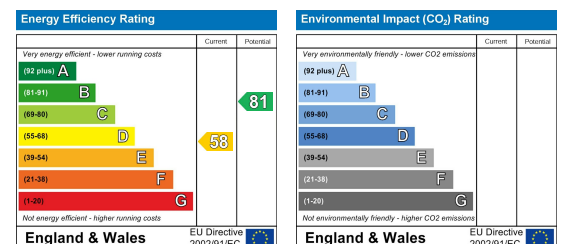
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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